

West Craven Area Committee – Update Report

4th August 2026

25/0357/CND: Land to the W of Brogden View, Brogden Lane, Barnoldswick

Since the committee report has been published, representations have been received from a member of the public raising questions regarding this application.

The Council has now received a total of three representations on this discharge of conditions application.

They raise the following points:

- There is an issue with a different condition (condition 4), relating to land levels
- There was an incorrect report on the online file on the Council's website, relating to a different development - *this has been removed*
- The flood risk assessment is from 2021
- Flooding issues in a garden adjacent to the site
- Issues relating to an enforcement case, regarding a potentially broken drainage pipe & land levels
- Requests that conditions 4 and 9 are not discharged
- Run off from neighbouring site (former ambulance station)
- Land Drainage Consent
- Indicative modelling
- Breach of planning control – plots have been sold without condition 4 & 9

being discharged

Response to representations from members of the public:

- The application before Members is to discharge Condition 9. Condition 4 is dealt with in applications ref: 22/0540/CND and 25/0097/CND. Application reference: 22/0540/CND resulted in a split decision, where Condition 4 was refused on 8th January 2025. This was followed by a subsequent application to discharge condition 4 under reference: 25/0097/CND and this was refused on 8th April 2025. Members are not being asked to consider the discharge of Condition 4 here. The application before them is to discharge Condition 9.
- There was an incorrect report on the online file on the Council's website, relating to a different development - *this has been removed*
- Although the Flood Risk Assessment originally submitted with the application is from 2021 (reference: 21/0111/FUL), the Lead Local Flood Authority and other statutory consultees have been made aware of the updated information which is submitted in this application which dates from 2025 and 2026.
- Flooding issues in a garden and an enforcement file are separate to the discharge of Condition 9
- The enforcement file is not for consideration before Members. The applicant seeks to discharge Condition 9

- Whilst it is a member of the public's view that Conditions 4 and 9 should not be discharged, the statutory consultee (Lead Local Flood Authority) have provided their written response on 7th July 2026 recommending the discharge of Condition 9. The view of the officer is that Condition 9 can now be discharged.
- Land Drainage Consent is not for consideration here, the applicant is requesting the discharge of condition 9
- The applicant has prepared up-to-date notes regarding the surface water drainage, these are before Members now
- Breaches of planning control are an enforcement issue. Members are being asked to discharge the condition now.

The name of the applicant has changed due to personnel changes at the company submitting the application. This has been amended on our records.

The recommendation remains, to discharge Condition 9.